

DOOR COUNTY WISCONSIN

FORECLOSURE PROPERTIES

To be sold by sealed bid at the November
Administrative/Finance Committee Meeting

BIDS DUE: November 11, 2011

	<u>PROPERTIES AVAILABLE</u>	<u>MINIMUM BID</u>
Page 1	Town of Brussels 004-00-09262421B1 - 2.07 acre parcel at corner of County DK and Lynchs Bluff Road, north of Brussels. Home on property in bad repair.	\$16,000
Page 2	Town of Sevastopol 022-52-0126 - .50 acre wooded lot on Glidden Drive.	No Minimum Bid
Page 3	Town of Jacksonport 016-00-34292712Z2 - .92 acre wooded lot on Clark Lake Court	No Minimum Bid
Page 4	Town of Baileys Harbor 002-02-06292841G – 10.47 acre parcel at corner of Highway 57 and All Creatures Lane (former animal shelter). Several buildings on property. 002-02-06292841F – 9.98 acre parcel just off Highway 57 on All Creatures Lane (former animal shelter). Home and horse barn on property.	\$75,000 \$75,000

DISCLAIMER

DOOR COUNTY DOES NOT WARRANTY OR GUARANTY THE ACCURACY OF ANY INFORMATION CONTAINED WITHIN THIS PAMPHLET CONCERNING THE SUBJECT REAL ESTATE. DOOR COUNTY MAKES NO REPRESENTATIONS AS TO ZONING AND PLANNING LAWS OR REGULATIONS, LAND USE, DIMENSIONS OR ACTUAL LEGAL BOUNDARIES OF THE LAND, ACCESS TO THE LAND, TOPOGRAPHY OF THE LAND, DRAINAGE PATTERNS OF THE LAND AND NEIGHBORING PROPERTIES, WETLANDS ON THE PROPERTY, FLOODPLAIN AREAS, SOIL TYPE OR QUALITY, WATER SUPPLY OR QUALITY, OR OTHER NATURAL OR MAN-MADE FEATURES OR CHARACTERISTICS OF THE REAL ESTATE. DOOR COUNTY MAKES NO REPRESENTATIONS AS TO THE AVAILABILITY OF COMMUNITY SERVICES SUCH AS SEWAGE DISPOSAL, WASTE DISPOSAL, ELECTRICITY, NATURAL GAS/FUEL OIL/PROPANE GAS, ROAD MAINTENANCE, SNOW PLOWING, POLICE PROTECTION, FIRE PROTECTION OR OTHER SERVICES OR CONVENIENCES. DOOR COUNTY WILL NOT UNDERTAKE THE RESPONSIBILITY FOR INSPECTION, REPLACEMENT, REPAIR, REMEDIATION AND/OR CLEAN UP OF WELLS, SEPTIC SYSTEMS, HOLDING TANKS, MOUND SYSTEMS, STRUCTURES, ENVIRONMENTAL HAZARDS OR POLLUTION, OR HAZARDOUS WASTE OR MATERIALS LOCATED OVER, BENEATH, IN OR ON THE REAL ESTATE. ***THIS REAL ESTATE IS SOLD "AS IS", AND BUYER MUST TRUST TO HER/HIS OWN INSPECTION.***

DOOR COUNTY TREASURER
JAY ZAHN

SALE OF TAX DELINQUENT REAL ESTATE

Door County through its Administrative/Finance Committee will sell the parcels of property contained in this booklet in accordance with Section §75.69 Wisconsin Statutes.

Terms of the Sale:

Bids must be legibly printed or type written on the approved bid form. Bidders' performance may not be dependent on the happening of a contingency (e.g. financing, sale of real estate, etc.). Each bidder must submit, with each bid, a certified check, cashier's check or money order payable to the "County of Door" in a sum equal to ten percent (10%) of the bid price. Bids and deposits must be sealed in an opaque envelope labeled "Bid for Tax Delinquent Real Estate – Parcel Number _____". Bids and deposits must be received no later than **4:30 p.m. on Friday, November 11, 2011** at the Door County Treasurer's Office, 421 Nebraska Street, Sturgeon Bay, WI 54235. Bids will be submitted to the Door County Administrative/Finance Committee and will be opened and considered at the Administrative/Finance Committee's regular November, 2011, meeting at the Door County Government Center, 421 Nebraska Street, Sturgeon Bay, Wisconsin. Bids and deposits not timely received will not be accepted.

Successful bidder(s) must pay balance of purchase price within thirty (30) days of acceptance. If the successful bidder fails to perform, for any reason, the deposit shall not be refunded.

The real estate shall be sold "as is", and Buyer must trust to her/his own inspection. Door County makes no representations as to zoning and planning laws or regulations, land use,

dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate.

Door County makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection or other services or conveniences. Door County will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate.

No abstract of title, title insurance or survey will be provided by Door County.

The Buyer shall have an evaluation of any existing private onsite wastewater treatment system completed and written report submitted to the Door County Sanitarian's Department within 15 days of the date of the scheduled closing.

Any person who was the owner of any right, title or interest in land which was lost by foreclosure of tax lien(s) by action in rem may, within two (2) years [and within six (6) years in the case of fraud] from the date of entry of such judgment commence an action to set aside the judgment pursuant to and in accordance with Section §75.521 Wisconsin Statutes.

If this sale is set aside for any reason in the future, Door County's liability to Buyer is limited to the return of the purchase price. Buyer shall have no further recourse against Door County.

The Door County Administrative/Finance Committee reserves the right to reject any and all bids or to accept those it deems in good faith to be most advantageous to Door County.

The Door County Administrative/Finance Committee reserves the right to waive irregularities, informalities and technical defects in bid proposals. Every bid less than the appraised value of the property shall be rejected the first time real estate is advertised for sale.

Criteria used by the Administrative/Finance Committee in determining the acceptance of a bid may include:

1. Adequacy of the bid price
2. The proposed use of the real estate
3. Whether the land will be subject to real estate taxes.
4. The sale which is most advantageous to Door County.

The Door County Administrative/Finance Committee may give preferential consideration to bids submitted by former owners or his/her heirs, or adjacent property owners.

If the Administrative/Finance Committee determines that two (2) or more of the bids are acceptable, the bid prices are equal, all criteria is met and either or all sales would be equally advantageous to the County, the sale of said property will be determined by "lots" with the winner being awarded the parcel at the price they bid.

Conveyance shall be by quit claim deed. The Bidder shall be the Grantee.

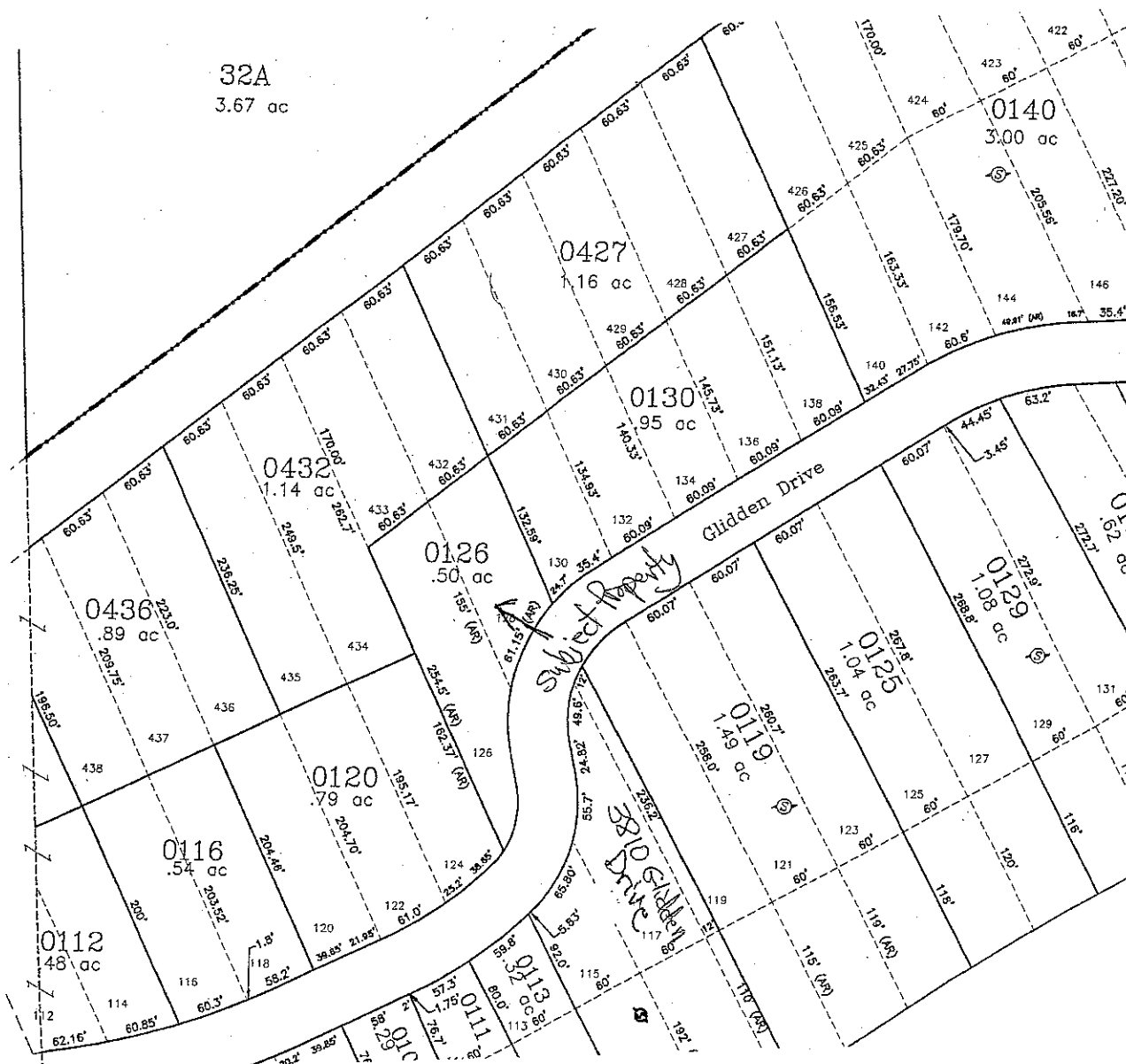
Bid forms are available from the Door County Treasurer's Office.

Parcel No. 022-52-0126 (Town of Sebastopol)

Location: The subject parcel is .50 acre wooded lot on Glidden Drive in the Town of Sebastopol. It is located directly across from a residence at 3810 Glidden Drive.

Description/Characteristics: This property has been owned by Door County for a number of years. Since it has been tax exempt, there is no tax information or assessments available.

NO MINIMUM BID REQUIRED



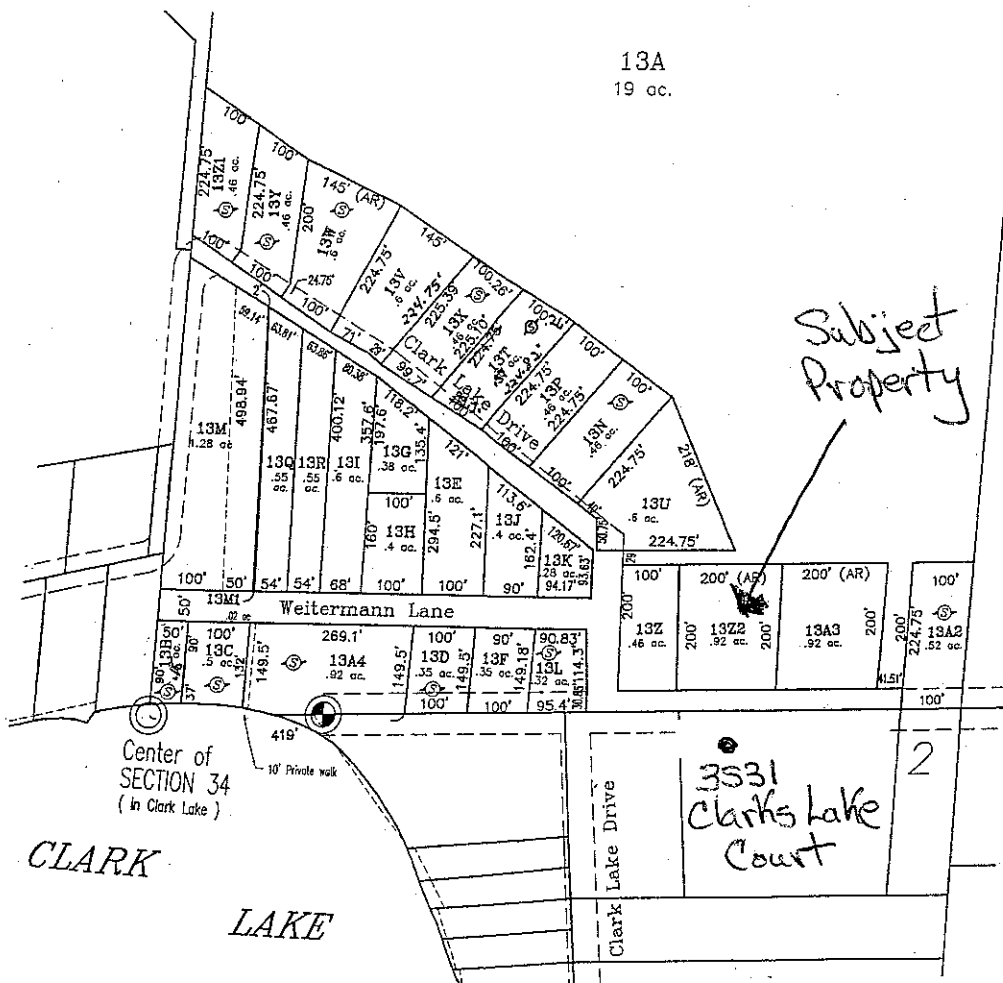
Parcel No. 016-00-34292713Z2 (Town of Jacksonport)

Location: Take Highway 57 north of Sturgeon Bay to Clark Lake Road. Go east on Clark Lake Road to North Cave Point Drive. Go north on North Cave Point Drive to Clark Lake Court. Turn left onto Clark Lake Court and go to 3531 Clark Lake Court. Subject property is directly across Clark Lake Court from 3531 Clark Lake Court.

Description/Characteristics: This is a wooded lot approximately 200 feet by 200 feet (.92 acres). The east line of the lot is directly across the road from a driveway at 3531 Clark Lake Court. The property is quite swampy. The trees found on the property were: ash, cedar and spruce. It does not appear that this lot would be buildable. It is probably most attractive to an adjoining property owner. There are "wildlife" signs on the property.

This property was previously offered in a tax sale and remains unsold. It is currently exempt from property taxes and assessment.

NO MINIMUM BID.



Parcel No. 002-02-06292841G (Town of Baileys Harbor)

Location: To get to this property take Highway 57 just south of Baileys Harbor to All Creatures Lane (a private road). The property is located at the corner of Highway 57 and All Creatures Lane

Descriptions/Characteristics: Subject property is 10.47 acres. It has approximately 4 acres of woods and 2 acres of wetlands. There are several buildings on the property (a former animal shelter). Buildings include a shed in good condition, a barn with horse stalls and an old log structure. There are also two old campers of no value. In arriving at the value of this property building removal was taken into consideration.

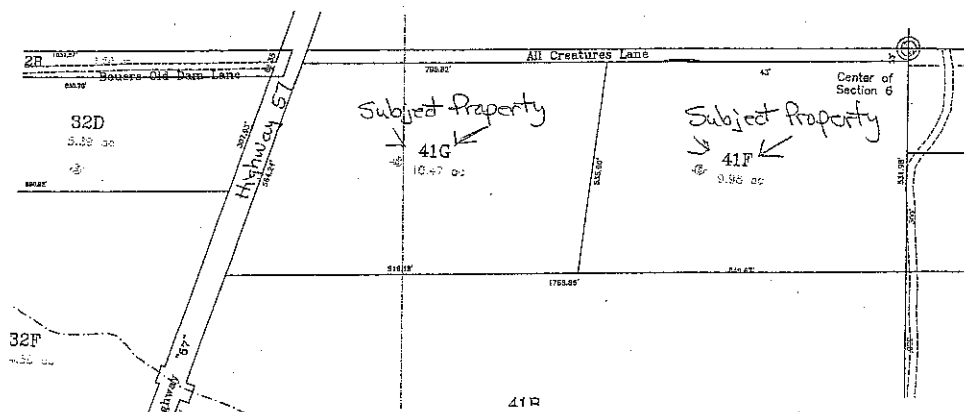
Assessed Value for 2010 Taxes: \$105,500

2010 Taxes: \$1,016.87

Equalized Value for 2010: \$101,100

Zoning: Residential

Appraised Value: \$75,000 (Minimum Bid Required)

**Parcel No. 002-02-06292841F (Town of Baileys Harbor)**

Location: This property is adjacent to the above parcel. Take Highway 57 to All Creatures Lane just south of Baileys Harbor. Turn on All Creatures Lane. The property is located a short ways down the road on the right.

Descriptions/Characteristics: Subject property is 9.98 acres and has approximately 5 wooded acres. There are two buildings on the property (a former animal shelter). One is an old horse barn and the other a two story 40 X 31 home. There is also a wood fence partially around the property that is in poor condition. In the opinion of the appraiser all are a detriment to the property and should be removed. Removal cost has been taken into consideration with the valuation of the property.

Assessed Value for 2010 Taxes: \$140,000

2010 Taxes: \$1,356.19

Equalized Value for 2010: \$134,100

Zoning: Residential

Appraised Value: \$75,000 (Minimum Bid Required)

BID AND PURCHASE AGREEMENT

I, We _____

adult(s) residing at _____

_____ ("Purchaser") hereby agree to purchase

Parcel Number _____ from the County of Door subject to the terms and conditions set forth herein.

1. The purchase price for the real estate shall be \$ _____. Purchaser agrees to pay the purchase price (less deposit) in cash or by certified check or bank draft within 30 days of acceptance of this Bid and Purchase Agreement by the County of Door.
2. Purchasers' performance may not be dependent on the happening of a contingency (e.g. financing, sale of real estate, etc.).
3. A deposit, in the form of a certified check, cashier's check, or money order payable to the "County of Door", in a sum equal to ten percent (10%) of the purchase price, must accompany this Bid and Purchase Agreement. If this Bid and Purchase Agreement is accepted by the County of Door and the Purchaser defaults, Purchaser shall forfeit this sum to the County of Door.
4. Conveyance shall be by quit claim deed. A quit claim deed passes any title, interest or claim which the grantor may have in the real estate, but does not profess that such title is valid, nor contains any warranty or guaranty of title. Purchaser shall be the grantee.
5. No abstract of title, title insurance, or survey will be provided by the County of Door to Purchaser.
6. The real estate shall be sold "as is", and Purchaser must trust to her/his own inspection. Door County makes no representations as to zoning and planning laws or regulations, land use, dimensions or actual legal boundaries of the land, access to the land, topography of the land, drainage patterns of the land and neighboring properties, wetlands on the property, floodplain areas, soil type or quality, water supply or quality, or other natural or man-made features or characteristics of the real estate. Door County makes no representations as to the availability of community services such as sewage disposal, waste disposal, electricity, natural gas/fuel oil/propane gas, road maintenance, snow plowing, police protection, fire protection or other services or conveniences. Door County will not undertake the responsibility for inspection, replacement, repair, remediation and/or clean up of wells, septic systems, holding tanks, mound systems, structures, environmental hazards or pollution, or hazardous waste or materials located over, beneath, in or on the real estate.
7. The Purchaser shall have an evaluation of any existing private onsite wastewater treatment system completed and written report submitted to the Door County Sanitarian's Department within 15 days of the date of the scheduled closing.
8. Purchaser is aware that any person who was the owner of any right, title or interest in land which was lost by foreclosure of tax lien(s) by action in rem may, within two (2) years in cases other than fraud [and within six (6) years in the case of fraud] from the date of entry of such judgment commence an action to set aside the judgment pursuant to and in accordance with Section §75.521 Wisconsin Statutes.

9. If this sale is set aside for any reason in the future, the County of Door's liability to Purchaser is limited to the return of the purchase price. Purchaser shall have no further recourse against the County of Door.
10. The County of Door reserves the right to reject any and all bids or to accept those it deems in good faith to be most advantageous to the County of Door. Every bid less than the appraised value of the property shall be rejected the first time real estate is advertised for sale.

Criteria used by the County of Door in determining the acceptance of a bid may include:

1. Adequacy of the bid price
2. The proposed use of the real estate
3. Whether the land will be subject to real estate taxes.
4. The sale which is most advantageous to Door County.

The County of Door may give preferential consideration to bids submitted by former owners or his/her heirs, or adjacent property owners.

11. If the County of Door determines that two (2) or more of the bids are acceptable, the bid prices are equal, all criteria is met and either or all sales would be equally advantageous to the County, the sale of said property will be determined by "lots" with the winner being awarded the parcel at the price they bid.
12. Any time constraint set forth herein may be extended at the discretion of the County of Door.
13. The County of Door reserves the right to waive irregularities, informalities and technical defects in bid proposals.
14. This Bid and Purchase Agreement constitutes the entire agreement between the Purchaser and County of Door, and no oral statements or promises shall be valid or binding.

Dated this ____ day of _____, 2011.

BIDDER(S)/PURCHASER(S)

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

***This Bid and Purchase Agreement must be fully completed, legibly written or typed, and may not be altered. This Bid and Purchase Agreement, and deposit, must be sealed in an opaque envelope, labeled "Bid for Tax Delinquent Real Estate - Parcel No. _____" and timely delivered to and received by the Door County Treasurer's Office, 421 Nebraska Street, Sturgeon Bay, Wisconsin 54235.